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ESTATE AGENTS

‘Step On To The Property Ladder’

Built in 2021 by the renowned Bowbridge Homes, this modern two-bedroom home is offered for sale at 50% shared ownership, making it an ideal step on to the property ladder. Situated in the desirable village of Husbands Bosworth, the property boasts a well-kept interior, two double bedrooms and a fantastic rear garden!







Kemp Drive
Husbands Bosworth
LE17 6RE















The rent on the remaining 50% share is £321.77pcm with NCHA. The property is of a leasehold tenure with 119 years remaining on the lease. There is also a communal development service charge of £25.73pcm.

The property is conveniently located within walking distance to the village amenities which include a shop, pub, primary school, dentist, hairdressers and a medical centre. The village is located within a short commute to the M1 & A14, ideal for commuters, and the nearby towns of Market Harborough & Rugby offering excellent railway services to London St Pancras & Euston station.

Welcoming entrance hall with attractive timber effect flooring running throughout the ground floor, access to a guest WC an understairs storage cupboard with space for a tumble-dryer, and stairs rise to the first floor.

Modern kitchen situated to the front of the property, featuring a host of sleek eye and base level units, a timber effect work surface, a one and a half bowl sink with a mixer tap and draining board. Appliances include a single oven, a four-ring electric hob with an extractor hood and there is space for a fridge/freezer, a washing machine and a dishwasher.

Generous sized living/dining room, spanning the entire width of the property, boasting a neutral décor, space for both living and dining, a window overlooking the garden and a door leading out.

Guest WC with timber effect flooring, a wash hand basin with a ceramic tiled splash back and a WC.

First floor landing providing access to all bedrooms, the bathroom and a loft hatch.

Well-presented main bedroom, positioned to the rear of the property, featuring a neutral décor, a garden outlook and ample space for bedroom furniture.

Further double bedroom offering a built-in storage cupboard and a front facing window providing a delightful view of the neighbouring playing fields.

Modern family bathroom comprising tiled effect flooring, stylish ceramic wall tiling, a tall chrome heated towel rail and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a WC.

The property is neatly tucked away from the road with a well-kept frontage and allocated off road parking for two cars. To the side of the property is a gate providing access to the garden.

The garden offers an excellent amount of outdoor space and is larger than you'd expect. It features a well-maintained lawn, a paved patio area and additional space to the side of the property, with a continuation of the lawn, a pathway and ample room for a timber shed. A side gate also provides convenient access to the driveway.

Living/Dining Room
4.17m x 3.84m (13'8" x 12'7")

Kitchen
2.82m x 2.06m (9'3" x 6'9")

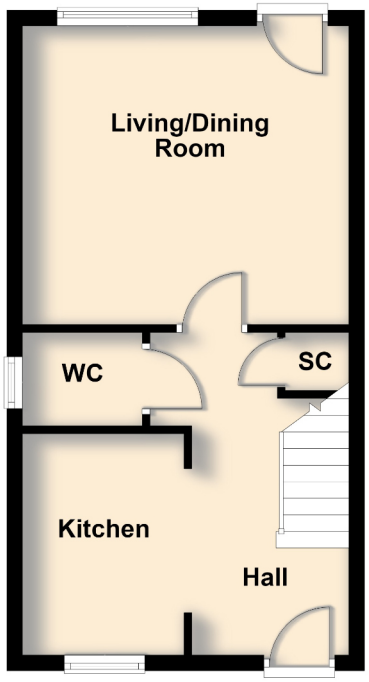
WC
1.6m x 3.35m (5'3" x 11'0")

Main Bedroom
4.34m x 2.84m (14'3" x 9'4")

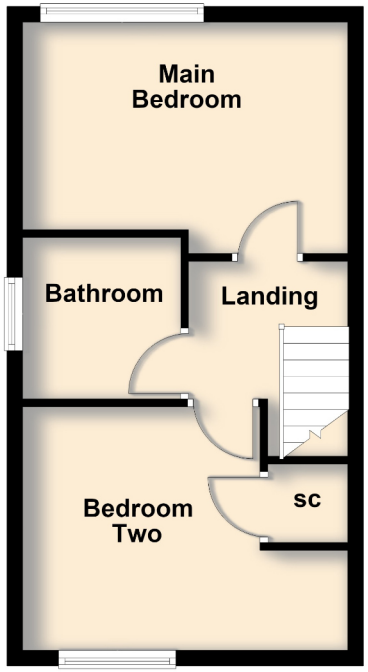
Bedroom Two
4.14m x 3.1m (13'7" x 10'2")max

Bathroom
2.06m x 2.01m (6'9" x 6'7")

Ground Floor



First Floor







*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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